

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
August 11, 1997**



The meeting was called to order at 7:00 p.m.

PRESENT

Mr. Fred Broemmer
Mr. Michael Casey
Mr. Dave Dalton - arrived after roll call
Mr. Robert Grant
Mr. Dan Layton, Jr.
Ms. Linda McCarthy - arrived after roll call
Mr. Allen Yaffe
Chairman Rick Bly
Mr. Douglas R. Beach, City Attorney
Councilmember Mary Brown (Ward IV) - Council Liaison
Mr. Michael G. Herring, City Administrator/Acting Director of Planning
Laura Griggs-McElhanon, AICP, Assistant Director of Planning
Ms. Patricia Detch, Planner I
Kenan Hillard, Planning Intern
Ms. Sandra Lohman, Executive Secretary

ABSENT

Mr. Charles Eifler

INVOCATION - City Attorney Douglas R. Beach

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS: Commissioner Broemmer read the "Opening Comments."

- A. **P.Z. 20-97 Chesterfield Memorial Building Association (American Legion)**; a request to amend City of Chesterfield Ordinance Number 1,156 for a 0.662 acre tract of land located on the west side of Spirit of St. Louis Boulevard, 100 feet south of the intersection of Aviation Museum Road. (Locator Number 17V13-0153). Proposed amendment: to allow a fraternal organization, in addition to the existing permitted uses, at 777 Spirit of St. Louis Boulevard.

Assistant Director Laura Griggs-McElhanon gave a slide presentation of the subject site and surrounding area.

Mr. Steve Leonard, Attorney for the petitioner, stated the following:

- gave the history of the Chesterfield Memorial Building Association (petitioner and legal owner of subject parcel);

[Revised 9/8/97]

- the sole legal purpose for the Chesterfield Memorial Building Association is to provide a post home for the Chesterfield Memorial American Legion Post No.556;
- the American Legion Post would meet once a month, for approximately one to two hours at a time, and have occasional Committee meetings;

Mr. Jim Gerst, 18338 Shiloh Hill Road, Chesterfield, MO 63005, Post Commander of Chesterfield American Legion Post No. 556 noted the following:

- the Post has been a viable organization in the Chesterfield community for the past fifty (50) years;
- the post has donated its facility for community events and made monetary contributions to various civic organizations/entities;
- sponsors Missouri Boys State Program and two Chesterfield American Legion Baseball teams; and
- in order for this Post to remain a viable asset to the community, they need approval of this request to establish a meeting facility to keep a cohesive team active.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS - NEUTRAL: None

REBUTTAL - Waived.

Commissioner Broemmer read the final portion of the "Opening Comments."

APPROVAL OF THE MINUTES:

A motion to approve the minutes of July 14, 1997, as amended on page 3, was made by Commissioner Casey, seconded by Commissioner Grant and **passes by a voice vote of 8 to 0.**

PUBLIC COMMENT

1. Mr. Mike Cullen, 1619 Wilson Forest, Chesterfield, MO 63005, spoke on behalf of P.Z. 14-97 Nancy M. Cullen and Michael P. Cullen (18450 Olive Street Road) "M-3" Planned Industrial District to "C-3" Shopping District; south side of Olive Street Road, 1,500 feet west of the intersection of Aviation Museum Road and Chesterfield Airport Road noting the following:

- the petitioners intend to comply to all conditions, as recommended by the Planning Department for "C-3" District Zoning;

- will comply with any trust fund contributions required by St. Louis County; and
 - he presented pictures/renderings of the proposed "tea room" building and village.
2. Ms. Linda Malin, 287 Woodcliffe Place Drive, Chesterfield, MO 63005, spoke on behalf of the Trustees and Residents of Wildhorse Springs Plat I, regarding problems homeowners have, and continue to have, with Kelly Homes, Inc. She noted the following:
- The City Council and Planning Commission were given a packet containing a list of items not completed in Plat I of Wildhorse Springs [now three (3) years old]; and a list of individual letters from residents.
 - Residents would ask that, before the Kelly's receive permission to build in Chesterfield again, the City should consider what remains unfinished in Plat I of Wildhorse Springs.
3. Bradley J. Notch, 249 Wildhorse Springs Court, Chesterfield, MO 63005, spoke on behalf of residents of Wildhorse Springs Plat II regarding Kelly Homes, Inc. He noted the following:
- He submitted a list of concerns, including some photos, from residents of Wildhorse Springs Plat II.
4. Joe Bradley, 502 Hatteras Drive, Ballwin, MO 63011, spoke regarding P.Z. 12 & 13-97 Kelly Homes, Inc., noting the following concerns:
- setbacks and buffer and/or landscaping have not yet been well described, or well laid out by Kelly Homes, (i.e., between the west side of the proposed development towards Hatteras Drive, or on the south side of the development towards Quinmoor Drive);
 - prior to any continued approval, a more complete description of setback and specific landscaping to be provided should be presented to the Commission;
 - whether or not this is a particularly speculative build - or, in case we are faced with a situation where we have a cleared area (i.e., skeleton building), the homeowners would like some assurances that this development will be completed as planned;
 - make sure the selling costs quoted by the petitioner for the proposed condominiums are realistic;
 - believes that twenty-one (21) units are still too dense for this development.

COMMENTS/DISCUSSION BY COMMISSION

- The petitioner has not met with residents concerning the revised plan.

5. Mr. Jim Zavradinos, 2045 So. Old Highway 94, St. Charles, MO 63303, spoke regarding P.Z. 12 & 13-97 Kelly Homes, Inc., noting the following actions in response to requests by the Planning Commission at its last meeting on July 14, 1997:
- the petitioner has revised the building setbacks from 15' to 22'; and
 - consulted with the Metro West Fire District and provided a turn-around facility at the southeast corner of the site.

COMMENTS/DISCUSSION BY COMMISSION

- The petitioner has not met with the residents since the latest changes have been made, as he believed their concerns were addressed in the revised plans.
- Setbacks due to grading/installation of detention basins, storm/sanitary sewers, retaining wall on the site were discussed.

City Attorney Beach noted there were several items referenced in the letters/lists from residents and given to the Commission tonight which need to be discussed.

A motion to waive the rules and ask Mr. Mark Kelly to speak before the Commission was made by Commissioner Casey, seconded by Commissioner Dalton and **passes by a voice vote of 8 to 0.**

Mr. Mark Kelly noted the following:

- The entrance monument for Wildhorse Springs Plat I was built/constructed several months ago. There were problems with the lettering. Trustees of the subdivision recommended Mr. Kelly give them a budget, and they would take care of the monument from that time forward. He did so. Approximately thirty (30) days ago Mr. Kelly offered to take over negotiations regarding the lettering, but the Trustees declined his offer.
- The problems mentioned in the letter regarding Plat II of Wildhorse Springs involved a few grading issues that are being worked-out with the City Engineer.
- He is not aware that construction workers begin their work before the permitted hours of operation.
- The streets have been in perfect condition every time Mr. Kelly has visited the area.
- Cement trucks utilized the common ground at the top of the streets to clean out their trucks. Mr. Kelly has sent letters to them since, told them to stop, and cleaned-up that mess.
- There are drainage problems in Plat I (i.e., 4 out of 17 lots).

- Mr. Kelly took over collateralization of the escrows for this project. The majority of the escrow money remaining is for grading, which is due to the 30,000 cubic yards of trash removed from Plat II, leaving the development short of dirt.
- There are not extensive stormwater problems in Wildhorse Springs Plat I. There are minor areas of one (1) or two (2) inches of standing water after a rain, due to a slight incline, instead of a decline, into a swale. These are the areas being worked on by the developer, in conjunction with the Chesterfield Department of Public Works.

Mr. Zavradin noted the following:

- Both Wildhorse Springs Plat I and Plat II have two (2) detention basins.
- There are some problems with standing water (1" or 2") on the backs of lots in Wildhorse Springs Plats I and II which will be resolved.
- The \$3,000.00 escrow money set aside for the drainage problems is more than enough to address the problems in Wildhorse Springs Plat I.
- The main problems are on Lots 1, 2 and 3 - ponding of a couple of inches. The construction superintendent is working with a City Engineer and have come up with a solution to this problem.
- The area behind Lots 8 & 9, that are steeper than 3 to 1 grade, still need to be corrected. The developer is still short of enough dirt, but is close to fixing this problem.
- There may be a few remaining outstanding construction problems with houses in Wildhorse Springs Plat I.

NEW BUSINESS

- A. **P.Z. 9-97 Sprint PCS, L.P. c/o CIS Communications, L.L.C. (St. Thomas Church);** Conditional Use Permit (CUP) in a "NU" Non Urban District for a 12,000 square foot tract located within an 18.35 acre parcel of land; south side of Wild Horse Creek Road, west of the intersection of Wildhorse Parkway.

Planner I Pat Detch summarized the Department's report and recommendation of approval, subject to conditions in Attachment A.

A motion to remove this item from the table was made by Commissioner Casey, seconded by Commissioner Grant **and passes by a voice vote of 8 to 0.**

A motion to waive the rules and vote on this issue tonight was made by Commissioner Casey, seconded by Commissioner Grant **and passes by a voice vote of 8 to 0.**

A motion to approve the Department's recommendation was made by Commissioner Casey, seconded by Commissioner Grant.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion passes by a vote of 8 to 0.

B. P.Z. 12-97 Kelly Homes, Inc., (Waverly Place); "R-2" 15,000 square foot Residence District to "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road. **AND**

C. P.Z. 13-97 Kelly Homes, Inc., (Waverly Place); Planned Environment Unit (PEU) Procedure in the "R-5" 6,000 square foot Residence District; west side of Baxter Road, south of the intersection of Clayton Road.

Planner I Pat Detch noted that the Commission, at its meeting on June 23, 1997, approved P.Z. 12-97 for "R-4" Residence Zoning District (subject to, and in conjunction with, approval of the Planned Environment Unit Procedure - P.Z. 13-97). Approval of P.Z. 13-97 was contingent upon receipt of a revised plan which complies with all conditions included in Attachment A of the Planning Department's report, as well as conditions added by the Planning Commission. This revised plan has been submitted, reviewed by the Department, and brought back to the Commission for action.

COMMENTS/DISCUSSION BY COMMISSION

- Setbacks were discussed, as depicted on the revised plan.

Commissioner Layton made a motion to table P.Z. 12 & 13-97 Kelly Homes, Inc., until Kelly Homes presents satisfactory evidence to the Planning Department that they have addressed the problems identified by the residents of Wildhorse Springs Plats I and II. The motion dies for lack of a second.

A motion to **approve** **P.Z. 12 & 13-97** was made by Commissioner McCarthy and seconded by Commissioner Grant.

Assistant Director Griggs-McElhanon noted the Commission has already voted to approve these petitions at its meeting on June 23, 1997. The rezoning was approved subject to, and in conjunction with, the approval of the PEU, by a vote of 9 to 0. The vote on the PEU was subject to amending it by changing the evergreen height from 4' to 6', and subject to submittal of a preliminary plan prior to final Planning Commission action. Tonight the vote would only be on P.Z. 13-97. She requested clarification from City Attorney Beach.

City Attorney Beach noted, based upon the minutes of the meeting, the PEU was approved, subject to submittal of a revised preliminary plan. If this plan meets with Commission's approval, it would move to a vote. A vote to reconsider would be necessary in order to talk about anything other conditions.

Commissioner McCarthy withdrew her motion.

Commissioner Broemmer made a motion to approve the preliminary plan presented this evening. The motion was seconded by Commissioner McCarthy.

COMMENTS/DISCUSSION BY COMMISSION

- It was noted that action by the City Council would be necessary in order to address issues/concerns brought before the Commission earlier by residents of Wildhorse Springs Plats I and II.
- The Planning Department has determined that the petitioner has met required conditions in the preliminary plan submitted tonight.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, no; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Layton, no; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion passes by a vote of 6 to 2.

It was noted that Council Liaison Mary Brown would relay the concerns of the Commission and residents of Wildhorse Springs Plats I and 2 regarding Kelly Homes to the Planning and Zoning Committee and City Council.

- D. P.Z. 14-97 Nancy M. Cullen and Michael P. Cullen (18450 Olive Street Road); "M-3" Planned Industrial District to "C-3" Shopping District; south side of Olive Street Road, 1,500 feet west of the intersection of Aviation Museum Road and Chesterfield Airport Road.**

Assistant Director Griggs-McElhanon noted the Department recommends approval of P.Z. 14-97 to "C-8" Zoning District, subject to conditions contained in Attachment A. She further noted that, if the Commission believes "C-3" Zoning is appropriate, with conditions being attached to this "C-3" then the simplified, one (1) page Attachment A depicting conditions, could be forwarded to the Planning and Zoning Committee.

City Attorney Beach noted Mr. Cullen sent a letter to him, in advance, in which he proposed the project have specific permitted uses, met the building requirements (i.e., height and setbacks), and provide required landscaping and trust fund contributions. This was part of their proposal coming forward. The difficulty was that the "C-3" didn't have the "meet requirements" portion in it, but the Cullen's suggested this was something they wanted to have as part of their project. This is why this request is similar to that of the Smokehouse. Mr. Beach noted that, if the Commission decided on a "C-3" Zoning, he would recommend a straight "C-3" Zoning, and a subsequent or additional request, or indication that the Planning Commission would like the City Council to consider the "simplified Attachment A" reflecting the "C-3" conditions.

Commissioner Dalton made a motion to approve P.Z. 14-97 as a "C-3" Zoning District, including forwarding the "simplified Attachment A" to City Council. The motion was seconded by Commissioner Casey.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion passes by a vote of 8 to 0.

- E. P.Z. 15-97 McBride and Son Homes, Inc., (Tara at Wildhorse); "NU" Non-Urban District to "R-1" One Acre Residence District; north side of Wild Horse Creek Road, 0.5 miles west of the intersection of Wildhorse Parkway. **AND**
- F. P.Z. 16-97 McBride and Son Homes, Inc., (Tara at Wildhorse); Planned Environment Unit (PEU) Procedure in the "R-1" One Acre Residence District; north side of Wild Horse Creek Road, 0.5 miles west of the intersection of Wildhorse Parkway.

Assistant Director Griggs-McElhanon noted the Department's recommendation of approval of P.Z. 15-97 for "R-1" One Acre Residence District, and P.Z. 16-97 for a PEU in "R-1" One Acre Residence District, subject to conditions in Attachment A.

A motion to approve P.Z. 15-97 was made by Commissioner McCarthy and seconded by Commissioner Broemmer.

COMMENTS/DISCUSSION

- Landscaping options/conditions for the proposed site were discussed.
- The Trust Indenture is enforced by the Trustee's of a subdivision, but the City reviews the Trust Indenture, Council adopts it along with the Record Plat, then it is recorded. Any subsequent amendments to the Trust Indenture are required to be submitted to the City for review before being recorded.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion to approve P.Z. 15-97 passes by a vote of 8 to 0.

A motion for approval of P.Z. 16-97 was made by Commissioner Casey and seconded by Commissioner Yaffe.

City Attorney Beach inquired whether Attachment A has an acknowledgement that the stub street may, one day, go through?

Chairman Bly made a motion to obtain verbiage from City Attorney Douglas R. Beach to include in Attachment A, regarding the stub street (Condition 4.j.). The motion was seconded by Commissioner Layton and passes by a voice vote of 8 to 0.

Upon a roll call the vote on the motion, as amended, was as follows: Commissioner Broemmer, no; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion to approve P.Z. 16-97 passes by a vote of 7 to 1.

- G. P.Z. 4-97 Captain's Capital, L.L.C.; "R-2" 15,000 square foot Residence District to "C-8" Planned Commercial District; north side of Olive Boulevard, east of Hog Hollow Road.

Chairman Bly made a motion to approve withdrawal without prejudice of P.Z. 4-97 Captain's Capital, L.L.C. The motion was seconded by Commissioner Casey.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion to approve withdrawal without prejudice of P.Z. 14-97 passes by a vote of 8 to 0.

- H. P.Z. 20-97 Chesterfield Memorial Building Association (American Legion); a request to amend City of Chesterfield Ordinance Number 1,156; west side of Spirit of St. Louis Boulevard, 100 feet south of the intersection of Aviation Museum Road. Proposed amendment: to allow a fraternal organization, in addition to the existing permitted uses, at 777 Spirit of St. Louis Boulevard.

Assistant Director Griggs-McElhanon noted the Department recommends approval of P.Z. 20-97, as stated in the Department's report.

A motion to approve P.Z. 20-97 was made by Commissioner McCarthy and seconded by Commissioner Dalton.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion to approve P.Z. 20-97 passes by a vote of 8 to 0.

- I. P.Z. 22-95 O'Sullivan-Muckle Funeral Home; a request for an amendment to existing City of Chesterfield Ordinance Number 1091 authorizing a "C-8" Planned Commercial District; south side of Olive Boulevard, east of Hog Hollow Road.

Assistant Director Griggs-McElhanon noted the Department's recommendation of approval of the proposed amendment to City of Chesterfield Ordinance Number 1091, as stated in the report.

A motion to approve the Department's recommendation was made by Commissioner Yaffe and seconded by Commissioner Broemmer.

COMMENTS/DISCUSSION

- Use of the adjacent property to the west of the proposed site was discussed.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Grant, yes; Commissioner Layton, yes; Commissioner McCarthy, yes; Commissioner Yaffe, yes; Chairman Bly, yes.

The motion to approve P.Z. 22-95 passes by a vote of 8 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. Rockwood Elementary School; "NU" Non-Urban District Landscape Plan; north side of Wild Horse Creek Road, west of Baxter Road.**

Commissioner Casey, on behalf of the Site Plan Committee, made a motion to approve the Rockwood Elementary School Landscape Plan, subject to requiring replacement of trees to equal the number of trees removed (total of 30 trees). The motion was seconded by Commissioner Grant.

COMMENTS/DISCUSSION

- Responsibility of replacing landscaping on easements was discussed. Utility companies may come in and remove any fence, tree, etc. on an easement. Any tree, fence, etc., placed on an easement is "at your own risk."
- Requiring Rockwood to follow the "Institutional Landscape Guidelines" was discussed.

Assistant Director Griggs-McElhanon suggested that, if the Commission decides to require Rockwood to follow the "Institutional Landscape Guidelines," this item be held tonight, to give the School District an opportunity to respond.

Commissioner Layton made a motion to amend the original motion per Councilmember Brown's request, to require Rockwood to follow the "Institutional Landscape Guidelines." The motion was seconded by Commissioner Broemmer.

COMMENTS/DISCUSSION

- Rockwood had stated they wanted to conform with the street tree requirement in the parking lot. With the existing buffering, they felt they didn't need to add trees along the sides of the parcel.

Upon a roll call the vote on the amendment was as follows: Commissioner Broemmer, yes; Commissioner Casey, no; Commissioner Dalton, yes; Commissioner Grant, no; Commissioner Layton, yes; Commissioner McCarthy, no; Commissioner Yaffe, yes; Chairman Bly, yes.

The amendment to the original motion passes by a vote of 5 to 3.

COMMENTS/DISCUSSION

- Staff was requested to describe and point out, on the plan, what Rockwood has to do to comply with the Institutional Landscape Guidelines.

Assistant Director Griggs-McElhanon responded that a twenty (20) foot wide landscaped area would have to be added along the northern perimeter of the development.

Councilmember Brown noted there are two (2) issues: 1) the easement is on the Chesterfield Farms common ground (MSD easement) - this is where they took out the White Pines, the thirty (30) trees will be replaced; 2) she is asking the Commission to require a twenty (20) foot landscape buffer on the north end of the property (where it joins Chesterfield Farms).

Commissioner Bly made a motion to reconsider the previous amendment. The motion was seconded by Commissioner Dalton.

Upon a roll call the vote to reconsider the previous amendment was as follows: Commissioner Broemmer, yes; Commissioner Casey, no; Commissioner Dalton, yes; Commissioner Grant, no; Commissioner Layton, yes; Commissioner McCarthy, no; Commissioner Yaffe, yes; Chairman Bly, no.

The motion to reconsider fails due to a tie vote of 4 to 4.

Commissioner Casey noted the original motion of the Site Plan Committee was to approve the landscape plan subject to requiring the replacement of trees to equal the number of trees removed (30 trees).

Commissioner Layton made a motion to amend the original motion to require the Institutional vegetation be on the north side only. The motion was seconded by Commissioner Broemmer.

Upon a roll call the vote on the amendment was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Grant, no; Commissioner Layton, yes; Commissioner McCarthy, no; Commissioner Yaffe, yes; Chairman Bly, no.

The amendment passes by a vote of 5 to 3.

Assistant Director Griggs-McElhanon asked the Commission to direct Staff to work it out with the petitioner, so the amended Landscape Plan doesn't have to come back to the Commission, it will just go to the Department.

A motion to direct Staff to work this out with the School District, within the constraints agreed upon tonight, was made by Commissioner McCarthy. The motion was seconded by Commissioner Yaffe.

Chairman Bly asked for a roll call vote on the amended motion to institute the Institutional Guidelines for Landscaping on the north property line, in addition to requiring them to replace a total of thirty (30) trees on the north property line which were destroyed in the access to the easement.

Upon a roll call the vote on the original motion, as amended, was as follows: Commissioner Broemmer, yes; Commissioner Casey, yes; Commissioner Dalton, yes; Commissioner Grant, no; Commissioner Layton, yes; Commissioner McCarthy, no; Commissioner Yaffe, yes; Chairman Bly, yes.

The original motion, as amended, passes by a vote of 6 to 2.

City Attorney Beach stated: "If you want to say, once they have submitted it, it doesn't have to come back before you for review, I didn't realize it would have to come back again."

Assistant Director Griggs-McElhanon noted it would be similar to what they did with A & O Investments.

A motion to direct Staff to work this out with the petitioner was made by Commissioner Casey, seconded by Commissioner Broemmer and passes by a voice vote of 8 to 0.

- B. **Eagle Ridge Subdivision**; a Resubdivision Plat for Lots 20, 21 and 22 of Eagle Ridge Subdivision; north side of Olive Boulevard, south of Sunbridge Drive.

Commissioner Casey, on behalf of the Site Plan Committee, made a motion to approve Eagle Ridge Subdivision Resubdivision Plat for Lots 20, 21 and 22 of Eagle Ridge Subdivision. The motion was seconded by Commissioner McCarthy and passes by a voice vote of 8 to 0.

- C. **Picardy Subdivision - Plat One**; Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District Record Plat, Plat One; northeast corner of the intersection of Clarkson Road and Kehrs Mill Road.

Commissioner Casey, on behalf of the Site Plan Committee, made a motion to approve Picardy Subdivision - Plat One, Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 square foot Residence District Record Plat. The motion was seconded by Commissioner Grant and passes by a voice vote of 7 to 0, with 1 abstention by **Commissioner McCarthy**.

IX. COMMITTEE REPORTS:

A. Ordinance Review Committee

Assistant Director Griggs-McElhanon noted Staff has met with the City Attorney and will get information back to the Commission as soon as possible.

B. Architectural Review Committee - No report

C. Site Plan/Landscape Committee - No report.

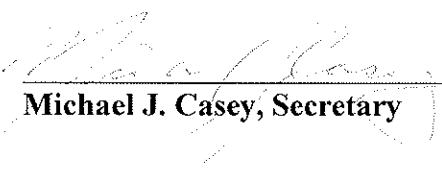
D. Comprehensive Plan Committee

Assistant Director Griggs-McElhanon noted the amendments are almost finished, and a public hearing will be scheduled in the near future.

E. Procedures and Planning Committee - No report.

A motion to adjourn was made by Commissioner Broemmer, seconded by Commissioner Layton and passes by a voice vote of 8 to 0.

The meeting adjourned at 8:50 p.m.



Michael J. Casey, Secretary

[MIN8-11.097]